

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE:	:	Bankruptcy No. 18-24582-JAD
	:	
ANDREW D RYAN dba Rocketfizz, dba	:	Chapter 7
AAE Worldwide, LLC and	:	
QUINN NICOLE RYAN	:	
<i>Debtor</i>	:	
	:	
Natalie Lutz Cardiello, Trustee	:	
	:	
Movant	:	
	:	
v.	:	
	:	
United States of America, Internal	:	
Revenue Service; United States of	:	
America, Department of Labor and	:	
Industry; Commonwealth of Pennsylvania,	:	
Department of Revenue; Commonwealth	:	
of Pennsylvania, Department of Labor and	:	
Industry; County of Allegheny; Jordan	:	
Tax Service; Crescent Township; Mars	:	
Area School District; Weiss, Burkhardt	:	
and Kramer; Quicken Loans, Inc.; and	:	
Montour Place, LLC	:	
	:	
Respondents	:	

**REPORT OF SALE**

A sale hearing was conducted on March 3, 2020, in connection with the sale of 1644 Aster Ln, Crescent, PA 15046 to Ryan T. Welsh and Courtney DeAngeli. The sale price was \$242,500 with a sellers assist of \$1,700. Closing was held on March 19, 2020, and the bankruptcy estate received a carve-out of \$15,000. A copy of the ALTA is attached and incorporated herein.

Respectfully submitted,

/s/ Natalie Lutz Cardiello

Natalie Lutz Cardiello, Trustee  
107 Huron Drive  
Carnegie, PA 15106  
ncardiello@cardiello-law.com  
(412) 276-4043

**Elite Closings, LLC**  
**ALTA Universal ID 518865**  
**7031 Crider Road, Suite 150**  
**Mars, PA 16046**

**File No./Escrow No.:** EC2001091K  
**Print Date & Time:** March 19, 2020 at 09:34 AM  
**Officer/Escrow Officer:**  
**Settlement Location:** Coldwell Banker  
6305 University Blvd  
Moon Twp, PA 15108  
**Property Address:** 1644 Aster Lane  
Crescent, PA 15046  
**Borrower:** Ryan T. Welsh and Courtney DeAngelis  
**Seller:** Natalie Lutz Cardiello Trustee Bankruptcy Est. Andrew D. Ryan  
**Lender:** Welcome Home Finance, LP  
**Settlement Date:** March 19, 2020  
**Disbursement Date:** March 19, 2020

Description	Borrower/Buyer	
	Debit	Credit
<b>Financial</b>		
Sale Price of Property	\$ 242,500.00	
Deposit		\$ 1,000.00
Loan Amount		\$ 238,107.00
Seller Credit		\$ 1,700.00
Lender Credits		\$ 49.88
<b>Prorations/Adjustments</b>		
City/Twp Taxes	\$ 813.72	
03/20/20 to 01/01/21		
County Taxes	\$ 720.06	
03/20/20 to 01/01/21		
School Taxes	\$ 1,282.02	
03/20/20 to 07/01/20		
2020 Garbage	\$ 175.05	
03/20/20-01/01/21		
<b>Loan Charges to Welcome Home Finance, LP</b>		
Processing Fee	\$ 445.00	
Underwriting Fee	\$ 750.00	
Credit Report Fee	\$ 99.88	
Prepaid Interest	\$ 248.69	
<b>Other Loan Charges</b>		
Appraisal Fee	to Dixon Agency	\$ 415.00
Flood Cert	to First American	\$ 16.00
Mortgage Insurance		

Debit Credit

to Dept of Hud \$ 4,095.21

# **Impounds**

Homeowner's Insurance	\$ 309.99
3 mo @ \$ 103.33 /mo	
County taxes	\$ 229.56
3 mo @ \$ 76.52 /mo	
Local taxes	\$ 172.96
2 mo @ \$ 86.48 /mo	
School taxes	\$ 3,796.30
10 mo @ \$ 379.63 /mo	
Aggregate Adjustment	\$ -1,245.17

# **Title Charges & Escrow / Settlement Charges**

Title - Owner's Title Insurance (optional) to Elite Closings, LLC Coverage: \$ 242,500.00 Premium: \$ 1,840.10	\$ 22.80
Title - Lender's Title Insurance to Elite Closings, LLC Coverage: \$ 238,107.00 Premium:	\$ 1,817.30
Title - Endorsements: PA 100, to Elite Closings, LLC PA 300, PA 900	\$ 150.00
Title- Courier Fees to Elite Closings, LLC	\$ 9.37
Title- CPL to Fidelity National Title Insurance Company	\$ 125.00
Title- Incoming Wire Fee to Elite Closings, LLC	\$ 12.00
Title- Notary Fee to .	\$ 35.00
Title - ALTA Endorsement Form 9 (Restrictions, Encroachments, Min.) to Elite Closings, LLC	\$ 184.01
Title - ALTA Endorsement Form 5 (Planned Unit Development) to Elite Closings, LLC	\$ 50.00
Title- Document Downloading Fee to Elite Closings, LLC	\$ 65.00

# **Commission**

# **Government Recording and Transfer Charges**

Recording Fees to Allegheny County Department of Real Estate	\$ 333.50
Deed:\$166.75 Mortgage:\$166.75	
Transfer Tax to Allegheny County Department of Real Estate	\$ 1,212.50
City/County	
Transfer Tax	

Debit Credit

State to Allegheny County Department of Real Estate \$ 1,212.50

**Payoffs**

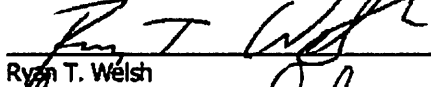
**Miscellaneous**

Additional Commission to Coldwell Banker \$ 500.00  
Homeowner's Insurance to State Farm \$ 1,240.00  
Premium  
38-EY-V979-2

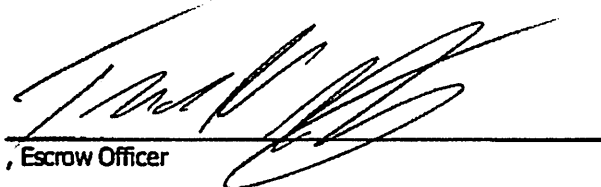
<b>Subtotals</b>	\$ 261,793.25	\$ 240,856.88
<b>Balance Due FROM</b>		\$ 20,936.37
<b>TOTALS</b>	\$ 261,793.25	\$ 261,793.25

**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Elite Closings, LLC to cause the funds to be disbursed in accordance with this statement.

  
Ryan T. Welsh

  
Courtney DeAngellis

  
Escrow Officer